MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

SEPTEMBER 9, 2009

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

Present:

Chairman Harold Sander
Craig S. Owens, City Manager
Jim Liberman
Marc Lopata
Ron Reim

Absent:

Steve Lichtenfeld, Aldermanic Representative
Scott Wilson

Also Present:

Catherine Powers, Director of Planning & Development Services
Jason Jaggi, Planner
Kevin O'Keefe, City Attorney

Chairman Sanger welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

MINUTES

The minutes of the August 3, 2009 meeting were presented for approval. Marc Lopata asked that the minutes include a request he had made that City staff provide an evaluation of how future projects would be affected by the proposed changes in impervious coverage and storm water mitigation. The minutes were then approved, as amended, after having been previously distributed to each member.

CONDITIONAL USE PERMIT/ARCHITECTURAL REVIEW – FONTBONNE UNIVERSITY ADDITION TO SCIENCE BUILDING – 6800 WYDOWN BOULEVARD

Gary Zack, VP of Finance (Fontbonne) and Steve DeHekker, project architect, were in attendance at the meeting.

Catherine Powers noted that this project is the same project as was approved by the Plan Commission/ARB in June, 2008; however, since building permits were not secured within a one year time period as required by Ordinance, the approvals expired. She also noted that an 8-foot front yard variance (along Big Bend Boulevard) was granted again by the Board of Adjustment earlier this week for this project. She explained that the proposed project consists of interior renovations and a three-story 6,180 square foot addition on the south side of the Science Building facing Big Bend Boulevard. The addition will contain restrooms, elevator and stairways on each floor, a small student lounge on first floor and a new green house on the second floor. The renovation will bring the building up to current building code requirements for fire safety and ADA compliance. According to the University, the current number of 13 classrooms will decrease to 10 classrooms after the addition is complete. Other uses of the renovated building include faculty offices, labs, and classrooms for the Science, Business Administration, and Human Environmental Sciences programs. The addition is relatively small and will follow the established setback of the existing Science Building. The number of classrooms is being reduced and the renovations will allow the building to meet current code requirements. The University indicates that the hours of operation will remain the same, 8:00am to 10:00pm. Catherine indicated that staff's recommendation is to recommend approval of the conditional use permit to the Board of Aldermen with the condition that the hours of operation, including the greenhouse, conclude at 10:00 p.m.

Chairman Sanger asked if re-submittals are infrequent.

Catherine Powers indicated that re-submittals are typically rare, but due to the recent economic situation, more re-submittals are being requested.

Chairman Sanger asked staff to provide minutes of the previous meeting for re-submittals.

Staff agreed that would not be a problem.

Mr. Zack advised the members that the University intended to start this project last October, but wanted to ensure their current enrollment was maintained and that was the reason for delay. He indicated that they will seek approval from their Board of Trustees at their meeting of October 17th.

Mr. DeHekker indicated that this project consists of a complete renovation of and addition to the Science Building. He stated that a full sprinkler system is being installed, that the building will be brought up to ADA compliance and will have a new HVAC system. He stated that the current function of the building remains unchanged and that the number of classrooms will be reduced from 13 to 10. Floor plans were presented to the members. Mr. DeHekker stated that the addition is designed to match architecture and materials of the existing structure.

Catherine Powers read staff's memorandum regarding the architectural aspects of the project, which included the following: The Architectural Review Board originally considered this request on June 2, 2008. Since a building permit was not issued within a year, the approval has lapsed. The University now wishes to proceed with the project and all aspects of the project remain the same as originally proposed. The proposed addition was granted an 8.0-foot front yard setback variance (fronting Big Bend Boulevard) by the Board of Adjustment on May 1, 2008. The Board of Adjustment approved a re-application of the variance at its September 3rd meeting. The project

consists of interior renovations and the construction of a three-story 6,180 square foot, 44-feet in height addition on the south side of the Science Building facing Big Bend Boulevard. The addition will contain restrooms, elevator and stairways on each floor, a small student lounge on first floor and a new green house on the second floor. The renovation will bring the building up to current building code requirements for fire safety and ADA compliance. The exterior of the addition will contain red Missouri granite to match existing. The windows will be single hung dark bronze which will also match the existing building. The roof will be a black-colored membrane system. As part of the renovation, the Science building will contain central heating and cooling and, as a result, the window air conditioners will be removed. The new HVAC units will be located on the center of the roof and screened with metal panels. Staff believes that this addition contains many of the details of the existing building and will match well. Due to the new HVAC system, the window air conditioners will be removed resulting in an improved appearance from the street. The building follows the existing setback along Big Bend and matches the height of the existing building. The greenhouse will be more visible on the second floor; however, the design is an improvement over the existing structure. When this project was originally approved by the Architectural Review Board, the Board had concerns about the roof top mechanical screening and placed a condition that these units be adequately screened. Staff believes this condition should remain and recommends approval with the condition that the mechanical screening wall be raised so as to adequately screen the rooftop units.

Chairman Sanger asked the age of the building.

Mr. DeHekker indicated that it was built in 1926. He presented material samples to the members.

Marc Lopata suggested that they review the Energy Design Guide for energy recommendations. He asked if they have a central plant.

Mr. DeHekker replied “yes”. He stated they have a central boiler and rooftop mechanical equipment and that insulation is being added.

Marc Lopata recommended the use of a geothermal HVAC system.

Being no further questions or comments, Marc Lopata made a motion to recommend approval of the conditional use permit to the Board of Aldermen per staff recommendation. The motion was seconded by Ron Reim and unanimously approved by the members.

Jim Liberman made a motion to approve the architectural aspects of the project per staff recommendation. The motion was seconded by Ron Reim and was unanimously approved by the Board.

ARCHITECTURAL REVIEW – ADDITION AND ALTERATIONS TO SINGLE FAMILY RESIDENCE – 8104 PERSHING

Lauren Strutman, project architect, was in attendance at the meeting. Also in attendance were the owners, Mark & Cheryl Redohl.

Catherine Powers explained that the subject addition will be located on the southern side in the rear of the house and will accommodate a new garage, family room, sun room, hobby room, three bedrooms, and two bathrooms. The existing home is a brick two story structure located in the Clayton Gardens subdivision. The proposed addition (including the lower level) measures 1,529 square feet, which is less than 50% of the existing 4,052 square foot structure and therefore, Site Plan Review of the project is not required. The proposed addition is brick to match the existing residence. New fiber-cement board and batten siding will cover less than 25% of the total elevation on each façade in accordance with the building materials permitted for the Clayton Gardens Urban Design District. The windows are proposed to be casement and double hung. The height of the addition will be 25 feet from the grade at front to the ridge of the roof; however, staff estimates that the height of the addition will be approximately 27 feet as measured from the average grade on the southern side of the house to the mean height of the roof of the addition. The proposed roof material will match the existing. The existing impervious coverage area is 51.2% of the total lot. After completion of the addition, the impervious coverage will be reduced to 48.9% because of the removal of an existing detached garage. A new retaining wall is proposed along the western property line. Although not specified on the drawings, the architect indicates that it will be brick-faced and 4 feet tall at its highest point, but tapering to grade level at both ends. The existing fence in this location will be relocated to the top of the wall. The northern façade of the front of the residence will be significantly changed. The two existing dormers will be removed and replaced by a larger single dormer to add additional living space. A new covered porch will be built below the new dormer. New shutters will be added to the windows on the front of the house. With these proposed alterations, the view of the residence from Pershing Avenue will be considerably different from the existing appearance. She indicated that staff's recommendation is to approve with the following conditions:

1. Indicate location of trash enclosure and screening material on plans per staff approval.

2. Indicate location of HVAC units and screening material on plans per staff approval.

Ms. Strutman indicated that the current home only has one bedroom on the 2nd floor and that once the addition is completed, the home will have 3 bedrooms upstairs. She stated that the existing detached garage is being demolished and replaced with an attached, tuck under garage that is part of the proposed addition, which will also contain a 1st floor family room and sunroom.

Samples of the proposed materials were presented (brick, window, siding, and roof). Ms. Strutman indicated that she is happy to work with staff on the location of the trash and HVAC units.

Chairman Sanger indicated that he is happy to see a reduction in lot coverage.

Jim Liberman asked how the total square footage was calculated.

Ms. Strutman indicated that staff included the garage and basement level.

Marc Lopata stated that he likes the project and is glad to see a remodel versus a complete tear down.

Ms. Jane Dougherty, 8115 University Drive, asked about the fence.

Ms. Strutman informed Ms. Dougherty that the retaining wall, at its highest point, is about 4 feet tall and that the fence will add another 3 feet.

Being no further questions or comments, Ron Reim made a motion to approve per staff recommendations. The motion was seconded by Marc Lopata and unanimously approved by the Board.

ARCHITECTURAL REVIEW - ADDITION TO SINGLE FAMLY RESIDENCE – 22 W. BRENTMOOR PARK

Mr. Alan Roehrig, project architect, was in attendance at the meeting.

Catherine Powers explained that the 860 square foot, 26'-10" in height one-story addition will be located on the western side of the structure and will accommodate a new living room and office. The proposed addition, which does not require site plan review as it is less than 50% of the existing structure, is to be constructed of stucco with precast stone to match the existing residence. Also, all exterior EIFS that is currently on a previous addition will be replaced with stucco. The windows are proposed to be French casement clad with precast stone casings. The roof on the original structure is slate, but the roof on the previously constructed addition is asphalt which is also proposed for this addition. Catherine noted that after completion of the addition, total lot impervious coverage will be 23.5%, an increase of 1.6% and that no trees are to be removed as a result of this project. Catherine stated that the addition and alterations represent an appropriate design and that removal of the EIFS and replacement with stucco will improve the exterior appearance. She indicated that although the roof of the proposed addition is asphalt rather than slate, it will match the roof of the previously constructed addition and will not be visible from West Brentmoor or Wydown. She stated that staff recommends approval as submitted.

Ms. Roehrig informed the members that the house was built in 1925 and the previous addition, which this new addition will be attached to, was constructed in 1992. He stated that this proposed addition maintains the integrity and historical significance of the original structure. Elevation drawings as well as renderings were presented. Mr. Roehrig stated that the new windows will be of the same style as existing and that the roof will match that of the previous addition.

Samples of materials were presented.

Chairman Sanger asked if the stone that is being proposed is real stone.

Mr. Roehrig indicated that it is currently proposed as pre-cast, but the owners are considering true stone.

Catherine Powers indicated that although natural stone is preferable, pre-cast is acceptable.

Mr. Roehrig commented that the roof is barely visible from Brentmoor and that the addition is barely seen from Wydown due to heavy landscaping.

Jim Liberman stated that he likes the addition.

Marc Lopata asked why asphalt seems to be an issue.

Catherine Powers explained that the original structure has a slate roof and although asphalt is okay, typically additions match that of the original structure.

A sample of the roofing material was presented.

Marc Lopata asked why asphalt is acceptable in this case.

Mr. Roehrig indicated that the previously constructed addition has an asphalt roof and that it could not handle weight of slate.

Marc Lopata suggested using Energy Star products.

Being no further questions or comments, Ron Reim made a motion to approve as submitted. The motion was seconded by Marc Lopata and unanimously approved by the Board.

****

Ron Reim commented that Centene is moving along with their project.

Marc Lopata advised the members and staff that Tim Gaidis (HOK) has offered a tour of the project on a Friday afternoon and asked that staff set up this tour.

Jim Liberman asked about construction hours.

Craig Owens indicated that Centene has been allowed to work on Saturdays and that they have been given permission to stage as early as 6 a.m., but not start construction until 7 a.m.

Chairman Sanger asked about the chimney on Davis Drive. (7727 Davis Drive).

Kevin O'Keefe informed the members that he has filed a motion to dismiss the case.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 6:15 p.m.

_____
Recording Secretary